



October 7, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, October 7, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, Bill Burgin (Co-chair), George Busby, Ronald Fleming, Mark Lewis (Co-chair), Rodney Queen, Victor Wallace, and Dee Dee Wright.

Staff Present – Janet Gapen, Dan Mikkelson, Preston Mitchell, Joe Morris, Diana Moghrabi, Tom Murphy, David Phillips, Lynn Raker, Steve Weatherford and Craig Lewis (Lawrence Group).

Three members of the **public** attended: Anne R. Lyles, Trustee of Historic Salisbury Foundation and Sec. of Brooklyn South Square Neighborhood Association, and two residents of Brooklyn South Square.

The meeting was called to order, with Bill Burgin, Co-chair, presiding. The minutes from the September 16 meeting were accepted as written. Mr. Burgin welcomed the committee and guests.

Mark Lewis introduced the new City staff member, Preston Mitchell, Senior Planner, who fills the position left open by the retirement of Harold Poole on August 1, 2004. Joe Morris offered the committee a brief background on Mr. Mitchell's education, experience, and knowledge of form-based codes. He and his wife, Rachel, come to Salisbury from Nashville, Tennessee and have purchased a house in the Fulton Heights neighborhood.

Janet Gapen gave a district map preview presentation showing how the current map will translate to the new code. Some of the current overlays will not appear on a new map. (Historic districts will remain.) GIS software was used to make this direct conversion. Staff has reviewed 18 map tiles one by one and made a few corrections. With this accomplishment the map committee can begin their work reviewing the 12,000 rezonings. The Map Committee will have their first meeting on October 13, at 12:00 at City Hall, in the first floor conference room. Lunch will be provided by the City.

Joe Morris suggested this is the best process to avoid several rezonings to an individual property. The committee should look for potential down zonings at this phase. It is of particular interest in the M-1 districts that have been developed as apartments and other uses. It is important to

review what is “on the ground.” This prompted a discussion about the future uses of manufacturing districts – they will be strictly manufacturing and not cumulative.

The Chapter 2 discussion continued from the previous meeting. Craig asked the committee to decide on the intent of the current A-1 district – whether to hold it for future growth or preserve it. A decision has to be made about policy concerning A-1, and what it should be converted to under the new zoning. It was decided that it would require some research to see what non-conformities would be created. Janet Gapen was assigned the task of determining an average lot size in the A-1 district. The committee felt they needed more information before making a decision.

***Hamlet** (an existing or planned settlement, predominantly residential, that accommodates development in a more compact form than might occur otherwise in scattered clusters and single-tract, standard-design subdivisions on nearby individual tracts of lands.)

At the previous meeting the committee was asked to study the use table on page 2-7; there were no additional recommendations.

The next LDOC meeting will be October 21, 2004. On November 4 there is a scheduling conflict due to a design workshop for the convention and conference center, and on November 11 Craig Lewis has a conflict with a charette he will be attending. The November meeting will be on November 18, which will give the mapping committee some extra time to review the 18 map “tiles” that Janet Gapen has prepared.

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